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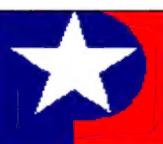
0007

0012.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
238,500 / 238,500  
238,500 / 238,500  
238,500 / 238,500
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		OLD COLONY LN, ARLINGTON

**OWNERSHIP**

Unit #: 12

Owner 1: OLD COLONY REALTY PARTNERS LLC

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	238,500			238,500		150561
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Source: Market Adj Cost Total Value per SQ unit /Card: 394.21 /Parcel: 394.21

Entered Lot Size Total Land: Land Unit Type:

14735!

PRINT

Date Time

12/30/21 01:02:56

LAST REV

Date Time

04/26/18 11:44:25

mmcmakin

4735

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	20896-277		12/1/1990		275,000	No	No	L	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/10/2017									Measured		DGM	D Mann
5/6/2000										197	PATRIOT	

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total AC/Ha: 0.00000	Total SF/SM: 0	Parcel LUC: 102	Condo	Prime NB Desc: CONDO	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 7 - Condo Garden			Full Bath: 1 Rating: Average	A Bath:	Rating:	Building Number 7.												
Sty Ht: 1 - 1 Story			3/4 Bath:		Rating:													
(Liv) Units: 1 Total: 1			A 3QBth:		Rating:													
Foundation: 3 - BrickorStone			1/2 Bath: 0		Rating: Average													
Frame: 2 - Steel			A HBth:		Rating:													
Prime Wall: 7 - Brick			OthrFix:		Rating:													
Sec Wall:		%	RESIDENTIAL GRID															
Roof Struct: 2 - Hip			OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl			Kits: 1 Rating: Average	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1												
Color: BRICK			Frl: 0 Rating: Average	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir: N - NONE			CONDO INFORMATION						Other									
GENERAL INFORMATION			DEPRECIATION						Upper									
Grade: C - Average			Phys Cond: AV - Average 30. %						Lvl 2									
Year Blt: 1965 Eff Yr Blt:			Functional: %						Lvl 1									
Alt LUC: Alt %:			Economic: %						Lower									
Jurisdct: Fact: .			Special: %						Totals RMS: 3 BRs: 1 Baths: 1 HB: 0									
Const Mod:			Override: %						REMODELING RES BREAKDOWN									
Lump Sum Adj:			CALC SUMMARY						Exterior: No Unit RMS BRS FL									
INTERIOR INFORMATION			COMPARABLE SALES						Interior: 1 3 1 0									
Avg Ht/FL: STD			Rate Parcel ID Typ Date Sale Price						Additions: 1 3 1 0									
Prim Int Wal 2 - Plaster			Basic \$ / SQ: 325.00						Kitchen: 1 3 1 0									
Sec Int Wall: %			Size Adj: 1.49173546						Baths: 1 3 1 0									
Partition: T - Typical			Const Adj: 1.06018400						Plumbing: 1 3 1 0									
Prim Floors: 4 - Carpet			Adj \$ / SQ: 513.992						Electric: 1 3 1 0									
Sec Floors: %			Other Features: 32712						Heating: 1 3 1 0									
Bsmt Flr:			Grade Factor: 1.00						General: 1 3 1 0									
Subfloor:			NBHD Inf: 1.00000000						Totals 1 3 1 0									
Bsmt Gar:			NBHD Mod: 1.00						WtAv\$/SQ: AvRate: Ind.Val									
Electric: 3 - Typical			LUC Factor: 1.00						Juris. Factor: Before Depr: 513.99									
Insulation: 2 - Typical			Adj Total: 343677						Special Features: 0 Val/Su Net: 394.21									
Int vs Ext: S			Depreciation: 105165						Final Total: 238500 Val/Su SzAd: 394.21									
Heat Fuel: 3 - Electric			Deprecated Total: 238512															
Heat Type: 6 - Elec Base/B																		
# Heat Sys: 1	% AC: 100																	
% Heated: 100	Solar HW: NO																	
% Com Wal	% Sprinkled																	

MOBILE HOME			Make:	Model:	Serial #	Year:	Color:									
SPEC FEATURES/YARD ITEMS																
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 056.A-0007-0012.0																

More: N Total Yard Items: Total Special Features: Total:

SUB AREA												SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
GLA	Gross Liv Ar	605	513.990	310,965												
Net Sketched Area: 605 Total: 310,965																
Size Ad	Gross Area	605	FinArea	605												

